

SUMMARY ACTION MINUTES
ALAMEDA LOCAL AGENCY FORMATION COMMISSION
February 4, 2026, Special Meeting
City of Dublin Council Chambers, 100 Civic Drive, Dublin, CA

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. ROLL CALL

The special meeting was called to order at 2:00 p.m. by Chair Johnson.
The Commission Clerk performed the roll call with the following attendance recorded.

Regulars Present: Mariellen Faria, Eden Township Healthcare District*
David Haubert, County of Alameda*
Ralph Johnson, Castro Valley Sanitary District (Chair)
John Marchand, City of Livermore (Vice Chair)
Nathan Miley, County of Alameda (arrived at 2:15 p.m.) *
Sblend Sblendorio, Public Member

Alternates Present: Sherry Hu, City of Dublin (Item 7 Voting)
Peter Rosen, Hayward Area Recreation and Park District
Bob Woerner, Public Member

Members Absent: Jack Balch, City of Pleasanton
Lena Tam, County of Alameda (alternate)

*Attended by videoconference.

Due to health-related reasons, Commissioner Faria participated remotely under the Brown Act as amended by SB361 (Government Code § 54953(e)).

The Commission Clerk confirmed that a quorum was present with five voting members. Also present at the meeting were Executive Officer Rachel Jones, Commission Counsel Matthew Summers, and Commission Clerk April Raffel.

3. PUBLIC COMMENT:

Chair Johnson invited public comments on any matter not listed on the agenda and within the jurisdiction of the Commission. No public comments were received

4. CONSENT ITEMS

Item 4a

Approval of Meeting Minutes for November 13, 2025, Regular Meeting

The item presented to approve the draft action minutes prepared for the Commission's regular meeting on November 13, 2025. Recommendation to approve.

Item 4b

Approval of Meeting Minutes for December 17, 2025, Special Meeting

The item presented to approve the draft action minutes prepared for the Commission’s special meeting on December 17, 2025. Recommendation to approve.

Item 4c

Approval of the LAFCO Recorded Payments for January 2026

The item presented to approve the LAFCO Recorded Payments for January 2026. Recommendation to approve.

Item 4d

Approval of the Quarterly Budget Report for FY 2025-2026

The item presented to approve the Quarterly Budget Report for FY 2025-2026. Recommendation to approve.

Item 4e

Approval of the Contract Agreement with ACRCO for SALC Planning Grant

The item presented to approve the Contract Agreement with ACRCO for SALC Planning Grant. Recommendation to approve.

Item 4f

Approval of the Contract Agreement with DNI, Inc, for IT Support Services

The item presented to approve the Contract Agreement with DNI, Inc, for IT Support Services. Recommendation to approve.

Chair Johnson asked if the Commissioners would like to pull any consent items for discussion.

Commissioner Marchand made a motion, seconded by Commissioner Sblendorio, to approve the consent calendar. A roll call vote was requested.

AYES: Faria, Haubert, Johnson, Marchand, and Sblendorio
NOES: None
ABSENT: Balch and Miley
ABSTAIN: None

The motion was approved 5-0.

5. PROPOSED ANNEXATION OF MERRITT PROPERTY TO CITY OF PLEASANTON - (Business)

Executive Officer Jones reported that the Commission considered a change of organization proposal filed by the City of Pleasanton to annex four unincorporated parcels totaling 46.4 acres for development of a residential subdivision, including an age-qualified community consisting of 92 single-family homes and 18 affordable senior duplexes. The purpose of the proposal was to provide municipal services to the affected territory consistent with the proposed development and surrounding area. The affected territory was located within the City of Pleasanton’s sphere of influence. The subject parcels were identified by the County of Alameda Assessor’s Office as Assessor Parcel Numbers (APNs) 941-950-3-1, 941-950-3-3, 940-950-3-11, and 941-950-3-12.

Recommended approval of the proposed reorganization, subject to standard LAFCO terms and conditions.

Chair Johnson invited public comments. There was one public comment to address the Commission from the following person:

- James Summers, Managing Member, Foothill Boulevard Holding Company, LLC

Chair Johnson invited a Commission discussion. Commission discussion continued.

Commissioner Marchand made a motion, seconded by Commissioner Sblendorio, to approve the proposed annexation of the Merritt Property to the City of Pleasanton. A roll call was requested:

AYES: Faria, Haubert, Johnson, Marchand, and Sblendorio
NOES: None
ABSENT: Balch and Miley
ABSTAIN: None

The motion was approved 5-0.

6. INTERIM CONTINUATION OF ACERA PARTICIPATION AND RETIREMENT SYSTEM REVIEW – (Business)

Executive Officer Jones reported that, as part of Alameda Local Agency Formation Commission’s transition to full administrative and fiscal independence effective January 1, 2026, the Commission needed to determine how employee retirement benefits would be administered during the initial transition period. Staff recommended that Alameda Local Agency Formation Commission continue participating in the Alameda County Employees’ Retirement Association (ACERA) for an interim period of one year, with a formal review conducted at the six-month mark. This approach reduced transition risk, preserved employee reciprocity, and allowed the Commission to evaluate long-term retirement options based on operational experience as an independent employer. Recommended approval.

Chair Johnson invited public comments. There were none.

Chair Johnson invited a Commission discussion. Commission discussion continued.

Commissioner Marchand made a motion, seconded by Commissioner Sblendorio, to approve continued participation in ACERA for a one-year interim period, with a six-month review. A roll call vote was requested.

AYES: Faria, Haubert, Johnson, Marchand, and Sblendorio
NOES: None
ABSENT: Balch
ABSTAIN: Miley

The motion was approved 5-0.

7. APPROVAL OF OFFICE LICENSE AGREEMENT AND MOU WITH THE COUNTY OF ALAMEDA – (Business)

Executive Officer Jones reported that the Commission was asked to approve (1) a License Agreement with the County of Alameda, acting through the General Services Agency (GSA), for continued use of office space at 224 West Winton Avenue, Hayward, and (2) an updated Memorandum of Understanding (MOU) between Alameda LAFCO and the County of Alameda governing the provision of limited services. Together, the agreement secured Alameda LAFCO’s principal place of business and defined the scope of remaining County support as the agency transitioned to full administrative and fiscal independence effective January 1, 2026. Recommended approval.

Chair Johnson invited public comments. There were none.

Chair Johnson invited a Commission discussion. Commission discussion continued.

Commissioner Marchand made a motion, seconded by Commissioner Hu, to approve the Office License Agreement and Memorandum of Understanding (MOU) with the County of Alameda. A roll call vote was requested.

AYES: Faria, Haubert, Hu (Voting for Balch), Johnson, Marchand, Miley, and Sblendorio
NOES: None
ABSENT: Balch
ABSTAIN: None

The motion was approved 6-0.

8. MATTERS INITIATED BY MEMBERS OF THE COMMISSION

- None

9. EXECUTIVE OFFICER REPORT

- None

10. INFORMATIONAL ITEMS

- a. Current and Pending Proposals
- b. Progress Report on 2024-2025 Work Plan
- c. Form 700: Due April 1
- d. Commissioners with terms ending May 2026
 - 1. Sblend Sblendorio
 - 2. Lena Tam

11. ADJOURNMENT OF REGULAR MEETING

Chair Johnson adjourned the meeting at 2:25 p.m.

Next Meetings of the Commission

Policy and Budget Committee Meeting

Thursday, April 2, 2026, at 2:00 p.m., Dublin City Hall, Bray Community Room

Regular Meeting

Thursday, March 12, 2026, at 2:00 p.m., Dublin City Hall, Council Chambers

I hereby attest the minutes above accurately reflect the Commission's deliberations at its February 4, 2026, special meeting.

ATTEST,



April L. Raffel
Commission Clerk

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